

Eureka Charter Township Planning Commission
Eureka Charter Township Hall, 9322 SW Greenville Rd., Greenville, MI
Regular Meeting Minutes – **Approved 3-15-23*
February 15, 2023

Agenda Items 1 & 2: Meeting Convene & Roll Call

Chairman Putnam called the regular meeting of the Eureka Charter Township Planning Commission (PC) to order at 7:02 pm.

Roll call found the following PC members in attendance: Marty Posekany, Linda Weger, Randy Klepper, Jon Behrends and Board Liaison-Trustee Kristen Lower. Mary Sharp was absent and excused. There was a quorum for the meeting.

Zoning Administrator/Supervisor Darcia Kelley and approximately 6 others, including representatives for the private road permit request and the Ride All/M57 property proposal were in attendance, as well as Cory Smith from The Daily News.

Agenda Items 3 & 4: January Minutes & Correspondence Received by Secretary

Motion was made by Commissioner Klepper to accept the January minutes as written. Motion supported by Commissioner Weger.

Motion carried.

There was no correspondence.

Agenda Item 5: Audience Comments on Non-Agenda Items

There were no audience comments.

Unfinished Business

There was no unfinished business to discuss.

New Business

A Private Road Construction Permit request from Greg Brown and Mary Spoelstra was discussed. The road will provide access to three currently undeveloped parcels.

Commissioner Posekany moved, with support from Commissioner Behrends, to grant a Private Road Construction Permit to Greg Brown, parent parcel # 59-008-033-008-00, contingent on approval from MDOT, Road Commission of Montcalm County and their engineers.

Motion carried.

Heath Baxter, representing Visser Brothers/DEG Development LLC, presented a proposal for the Ride All/M57 mining property site. They requested a zoning change from Agricultural/Suburban Residential (AG/SR) to Urban Residential (UR). They hope to build 90 to 127 stick-built homes there. After some discussion, it was agreed that it would be most beneficial to rezone the area to Urban Residential with a Planned Unit Development overlay.

Commissioner Posekany moved, with support from Commissioner Weger, to set a Public Hearing at the next regularly scheduled Planning Commission Meeting on Wednesday, March 15, 2023, at 7:00 pm to gain public input on rezoning parcels 59-008-018-008-98 and 59-008-018-008-20 at the Ride All/M57 mining site, from Agricultural/Suburban Residential (AG/SR) to Urban Residential (UR). If UR rezoning is approved, a second Public Hearing to gain public input on approval of a Planned Unit Development (PUD) for those parcels will immediately follow.

Motion carried.

There was discussion on possible wording changes regarding Special Use Permits and having proper safety equipment for solar energy complexes and other industrial systems. It was determined that the Zoning Ordinance sufficiently addresses this already in Chapter 19, Special Land Uses, Section 19.02 Special Land Use Review Standards, A. 5.

The discussion on the Farm Act and construction of new AG buildings was tabled for next month's meeting.

Zoning Administration – Kelley

- 2 complaints
- 5 permits – 1 accessory building, 2 additions, 1 sign, 1 special use permit
- 3 burn permits
- 8 inspections

Township Board – Lower

- Gave a brief report from the February 13 Township Board meeting, minutes are available online

Zoning Board of Appeals – Putnam

- Nothing to report

Commissioners

Are there any comments, concerns, questions, or suggestions on any other topic?

Commissioner Weger gave a brief update on a recent City of Greenville Planning Commission.

Items for next Agenda

- Public Hearing – Rezoning of Ride All/ M57 mining site
- Public Hearing – PUD
- Discuss Farm Act and construction of new AG buildings

The meeting was adjourned at 9:05 p.m.

The next meeting will be on March 15, 2023, at 7:00 p.m.

Respectfully submitted,

Deb Homant
Recording Secretary

Linda Weger
PC Secretary